

Appendix A: Desktop study 1- Groundsure Enviroidsight





Groundwise Searches Limited

Suite 8 Chichester House, 45 Chichester Road,
Southend-on-Sea, SS1 2JU

Groundsure
Reference:

GWD-2800688

Your Reference: 17520JS

Report Date 4 Mar 2016

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: 59,CROFTDOWN ROAD,LONDON, NW5 1EL

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: 59,CROFTDOWN ROAD,LONDON, NW5 1EL

Date: 4 Mar 2016

Reference: GWD-2800688

Client: Groundwise Searches Limited

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 20-Apr-2013

Grid Reference: 528664,186302

Site Size: 0.55ha

Report Reference: GWD-2800688

Client Reference: 17520JS

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	10	39
1.2 Additional Information – Historical Tank Database	0	2	0	15
1.3 Additional Information – Historical Energy Features Database	2	0	14	44
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	1	15
1.6 Potentially Infilled Land	0	0	11	46
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	6
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	1
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	3

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	2	7	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	0	6
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	5
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology				0-500m		
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding			
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No		
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No		
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low		
7.4 Are there any Flood Defences within 250m of the study site?	No		
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No		
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No		
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone		
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable		

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	3
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Moderate
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

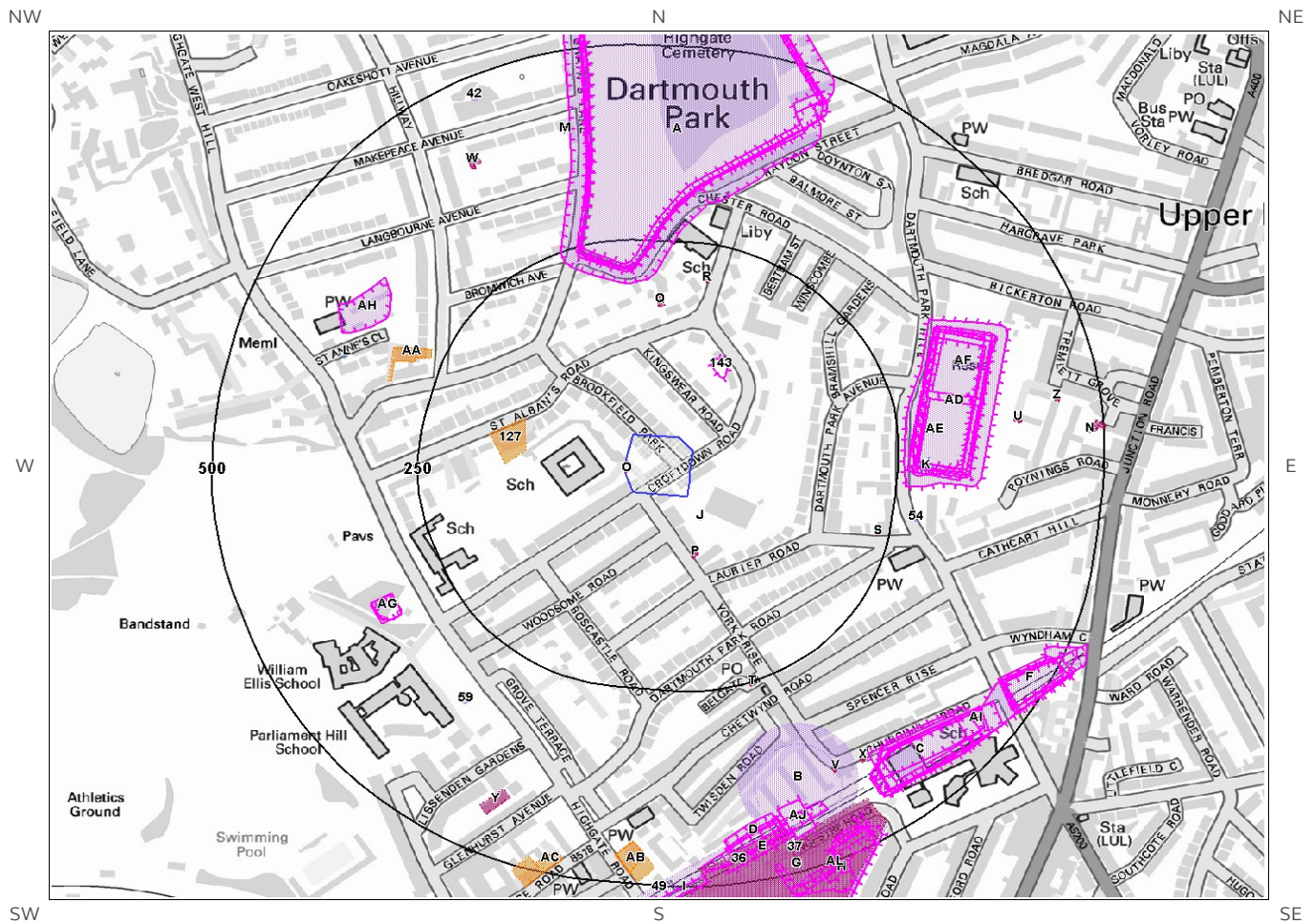
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

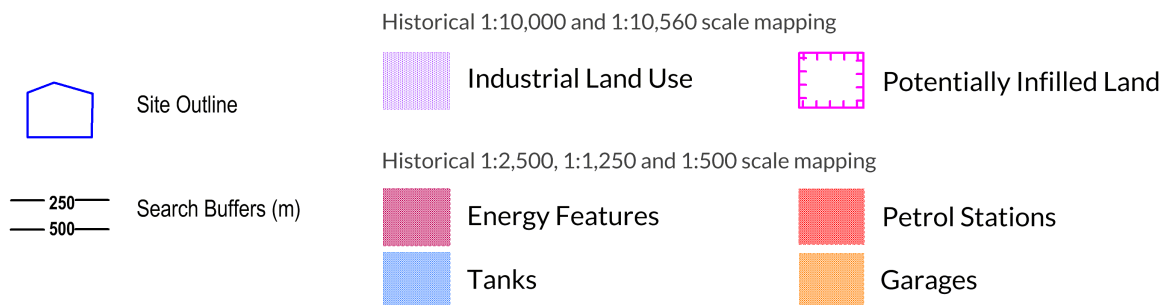
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 49

ID	Distance [m]	Direction	Use	Date
1A	194	N	Cemetery	1996
2A	194	N	Cemetery	1974
3A	209	N	Cemetery	1920
4A	211	N	Cemetery	1879
5A	211	N	Cemetery	1869
6A	213	N	Cemetery	1894
7A	214	N	Cemetery	1938
8A	219	N	Cemetery	1965
9A	219	N	Cemetery	1958
10A	219	N	Cemetery	1949
11AD	257	E	Unspecified Heap	1958
12B	315	S	Miniature Rifle Range	1938
13AH	334	NW	Unspecified Ground Workings	1949
14B	341	S	Miniature Rifle Range	1920
15C	396	SE	Cuttings	1958
16C	398	SE	Cuttings	1949
17C	403	SE	Cuttings	1938
18C	407	SE	Cuttings	1894
19AI	407	SE	Cuttings	1920
20C	410	SE	Cuttings	1869
21C	410	SE	Cuttings	1879
22AJ	411	S	Cuttings	1949
23D	418	S	Cuttings	1949
24D	423	S	Cuttings	1869
25D	423	S	Cuttings	1879
26D	428	S	Cuttings	1894
27D	428	S	Cuttings	1920
28E	443	S	Tunnel	1974
29E	443	S	Tunnel	1965
30E	443	S	Tunnel	1958
31F	444	SE	Cuttings	1949
32G	448	S	Electric Generating Station	1938
33F	448	SE	Cuttings	1938

34G	449	S	Electric Generating Station	1920
35F	450	SE	Cuttings	1894
36	451	S	Railway Sidings	1938
37	454	SE	Railway Sidings	1920
38F	454	SE	Cuttings	1869
39F	454	SE	Cuttings	1879
40AK	459	SE	Unspecified Ground Workings	1920
41AL	467	SE	Unspecified Heap	1949
42	469	NW	Unspecified Tank	1869
43H	473	SE	Unspecified Heap	1958
44H	473	SE	Unspecified Heap	1965
45H	475	SE	Unspecified Heap	1938
46I	487	S	Tunnel	1974
47I	487	S	Tunnel	1965
48I	487	S	Tunnel	1958
49	496	S	Railway Station	1894

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

17

ID	Distance (m)	Direction	Use	Date
50J	30	SE	Unspecified Tank	1975
51J	30	SE	Unspecified Tank	1991
52K	276	E	Unspecified Tank	1896
53K	276	E	Unspecified Tank	1936
54	277	E	Unspecified Tank	1896
55K	277	E	Unspecified Tank	1952
56K	278	E	Unspecified Tank	1951
57K	285	E	Unspecified Tank	1962
58AE	292	E	Unspecified Tank	1962
59	333	SW	Unspecified Tank	1896
60L	361	W	Unspecified Tank	1915
61L	362	W	Unspecified Tank	1936
62M	396	N	Unspecified Tank	1951
63M	396	N	Unspecified Tank	1952
64N	480	E	Unspecified Tank	1951
65N	480	E	Unspecified Tank	1952
66N	480	E	Unspecified Tank	1952

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

60

ID	Distance (m)	Direction	Use	Date
67O	0	On Site	Electricity Substation	1975
68O	0	On Site	Electricity Substation	1991
69P	72	S	Electricity Substation	1991
70P	72	S	Electricity Substation	1975
71Q	165	N	Electricity Substation	1983
72Q	165	N	Electricity Substation	1991
73Q	165	N	Electricity Substation	1977
74Q	165	N	Electricity Substation	1951
75Q	166	N	Electricity Substation	1968
76Q	166	N	Electricity Substation	1952
77R	201	N	Electricity Substation	1977
78R	201	N	Electricity Substation	1983
79R	201	N	Electricity Substation	1991
80S	234	E	Electricity Substation	1991
81S	234	E	Electricity Substation	1975
82T	250	S	Electricity Substation	1991
83T	251	S	Electricity Substation	1975
84V	390	SE	Electricity Substation	1995
85U	391	E	Electricity Substation	1988
86U	391	E	Electricity Substation	1991
87U	391	E	Electricity Substation	1984
88V	391	SE	Electricity Substation	1981
89V	391	SE	Electricity Substation	1981
90V	391	SE	Electricity Substation	1991
91U	391	E	Electricity Substation	1968
92V	391	SE	Electricity Substation	1973
93U	391	E	Electricity Substation	1999
94W	392	NW	Electricity Substation	1952
95W	392	NW	Electricity Substation	1968
96U	392	E	Electricity Substation	1977
97U	392	E	Electricity Substation	1968
98W	392	NW	Electricity Substation	1951
99W	392	NW	Electricity Substation	1951
100U	392	E	Electricity Substation	1970
101X	394	SE	Electricity Substation	1995

102W	394	NW	Electricity Substation	1991
103W	394	NW	Electricity Substation	1977
104X	395	SE	Electricity Substation	1981
105X	395	SE	Electricity Substation	1981
106X	395	SE	Electricity Substation	1991
107X	395	SE	Electricity Substation	1973
108Y	413	S	Electricity Substation	1952
109Y	413	S	Electricity Substation	1952
110G	438	S	Electric Generating Station	1915
111Z	444	E	Electricity Substation	1984
112Z	444	E	Electricity Substation	1988
113Z	444	E	Electricity Substation	1991
114Z	444	E	Electricity Substation	1999
115Z	444	E	Electricity Substation	1968
116Z	444	E	Electricity Substation	1968
117Z	444	E	Electricity Substation	1977
118Z	446	E	Electricity Substation	1970
119N	485	E	Electricity Substation	1984
120N	485	E	Electricity Substation	1988
121N	485	E	Electricity Substation	1991
122N	487	E	Electricity Substation	1977
123N	487	E	Electricity Substation	1968
124N	493	E	Electricity Substation	1999
125N	493	E	Electricity Substation	1968
126N	494	E	Electricity Substation	1970

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 16

ID	Distance (m)	Direction	Use	Date
----	--------------	-----------	-----	------

127	121	W	Garage	1952
128AA	264	W	Garage	1991
129AA	264	W	Garage	1991
130AA	265	W	Garage	1963
131AA	270	W	Garage	1968
132AB	446	S	Garage	1995
133AB	446	S	Garage	1981
134AB	446	S	Garage	1991
135AB	446	S	Garage	1981
136AB	446	S	Garage	1952
137AB	446	S	Garage	1973
138AB	446	S	Garage	1952
139AC	469	S	Garages	1952
140AC	469	S	Garages	1952
141AC	483	S	Garages	1952
142AC	484	S	Garages	1952

1.6 Potentially Infilled Land

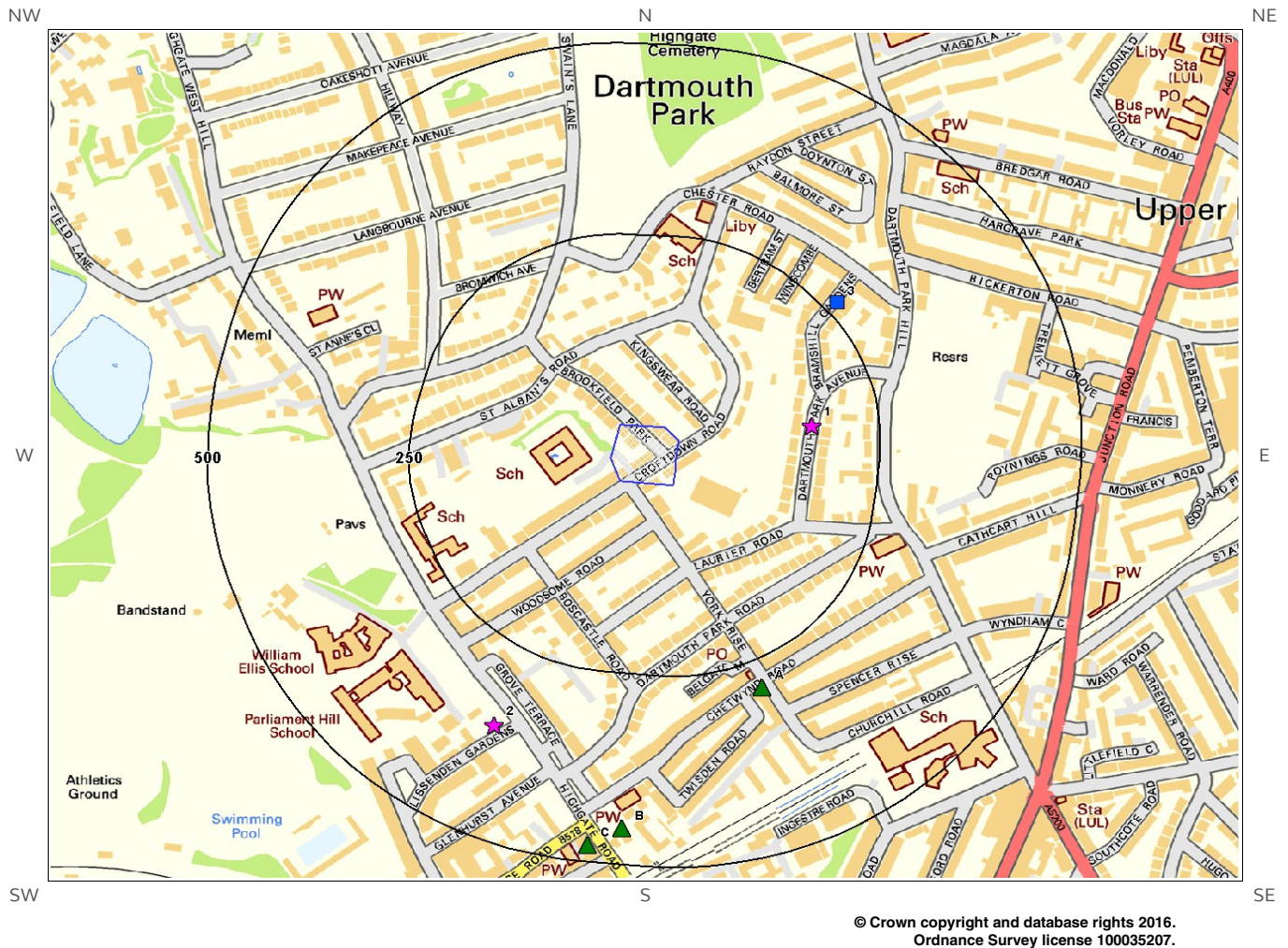
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 57















The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
143	93	NE	Pond	1869
144A	194	N	Cemetery	1974
145A	194	N	Cemetery	1996
146A	209	N	Cemetery	1920
147A	211	N	Cemetery	1879
148A	211	N	Cemetery	1869
149A	213	N	Cemetery	1894
150A	214	N	Cemetery	1938
151A	219	N	Cemetery	1958
152A	219	N	Cemetery	1949
153A	219	N	Cemetery	1965
154AD	257	E	Unspecified Heap	1958
155AD	261	E	Reservoirs	1920
156AD	262	E	Reservoirs	1949
157AD	267	E	Reservoirs	1938
158AD	269	E	Covered Reservoirs	1894
159AD	272	E	Reservoirs	1879
160AD	272	E	Reservoirs	1869
161AE	274	E	Covered Reservoirs	1974
162AE	274	E	Reservoir	1965
163AE	274	E	Covered Reservoirs	1996
164AF	300	E	Reservoir	1965

165AF	300	E	Covered Reservoirs	1974
166AF	300	E	Covered Reservoirs	1996
167AG	320	SW	Pond	1894
168AG	321	SW	Disused Reservoir	1879
169AG	321	SW	Disused Reservoir	1869
170AH	334	NW	Unspecified Ground Workings	1949
171C	396	SE	Cuttings	1958
172C	398	SE	Cuttings	1949
173C	403	SE	Cuttings	1938
174C	407	SE	Cuttings	1894
175AI	407	SE	Cuttings	1920
176C	410	SE	Cuttings	1869
177C	410	SE	Cuttings	1879
178AJ	411	S	Cuttings	1949
179D	418	S	Cuttings	1949
180D	423	S	Cuttings	1869
181D	423	S	Cuttings	1879
182D	428	S	Cuttings	1894
183D	428	S	Cuttings	1920
184E	443	S	Tunnel	1958
185E	443	S	Tunnel	1974
186E	443	S	Tunnel	1965
187F	444	SE	Cuttings	1949
188F	448	SE	Cuttings	1938
189F	450	SE	Cuttings	1894
190F	454	SE	Cuttings	1869
191F	454	SE	Cuttings	1879
192AK	459	SE	Unspecified Ground Workings	1920
193AL	467	SE	Unspecified Heap	1949
194H	473	SE	Unspecified Heap	1958
195H	473	SE	Unspecified Heap	1965
196H	475	SE	Unspecified Heap	1938
197I	487	S	Tunnel	1974
198I	487	S	Tunnel	1965
199I	487	S	Tunnel	1958

2. Environmental Permits, Incidents and Registers Map



- | | | | | | |
|---|-------------------------------|---|--|---|---|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |  | Part A(2) and Part B Authorised Processes |
|  | Dangerous Substances (List 2) |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
|  | Search Buffers (m) |  | Licenced Discharge Consents |  | Sites Determined as Contaminated Land |
|  | Red List Discharge Consents |  | Hazardous Substance Consents and Enforcements | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

6

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
4A	289	S	528807 185994	Address: The Choice Dry Cleaners, 62a Chetwynd Road, London, NW5 1DJ Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
5A	289	S	528807 185994	Address: The Choice Dry Cleaners , 62 Chetwynd Road, NW5 1DJ Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
6B	455	S	528633 185810	Address: ASF Garage Ltd, 138 Highgate Road, London, NW5 1PB Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7B	455	S	528633 185810	Address: ASF Garage Ltd, 138-140 Highgate Road, London, NW5 1PB Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8C	481	S	528590 185788	Address: Perfect Dry Cleaners, 151 Highgate Road, NW5 1JL Process: Dry Cleaning Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
9C	481	S	528590 185788	Address: Perfect Dry Cleaners, 151 Highgate Road, NW5 1JL Process: Dry Cleaning Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
3	266	NE	528900 186500	Address: Maiden Lane, Maiden Lane, -, -, - Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: TEMP.0179 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 15/09/1989 Effective Date: 15-Sep-1989 Revocation Date: 05/10/2000

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

2

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	165	E	528868 186339	Incident Date: 27-Nov-2003 Incident Identification: 203835 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	356	SW	528474 185947	Incident Date: 22-Aug-2001 Incident Identification: 25942 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

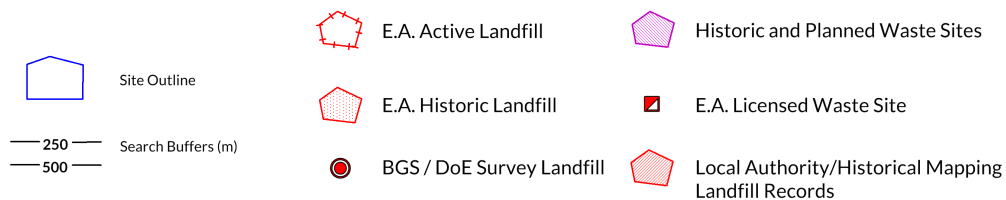
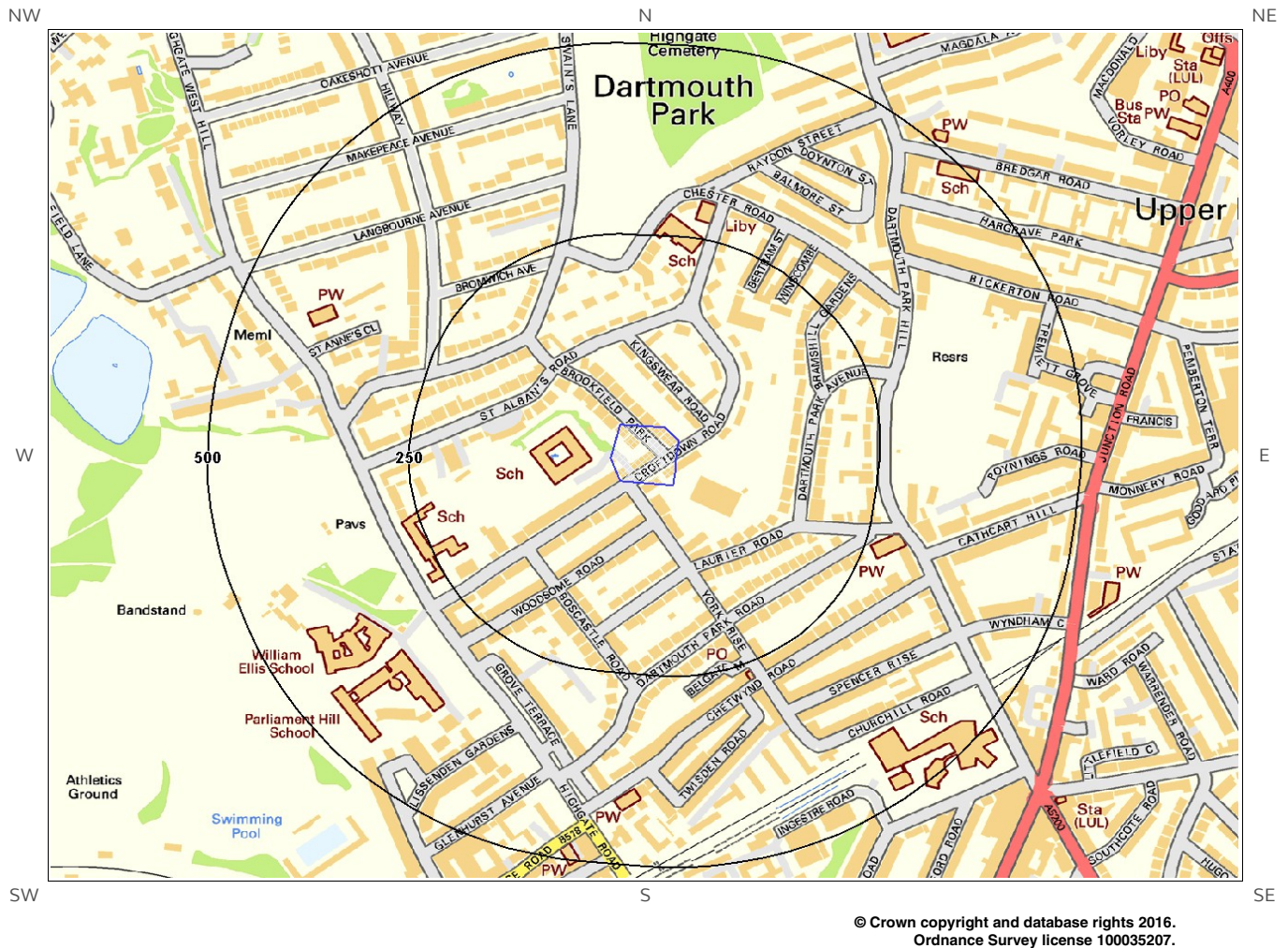
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

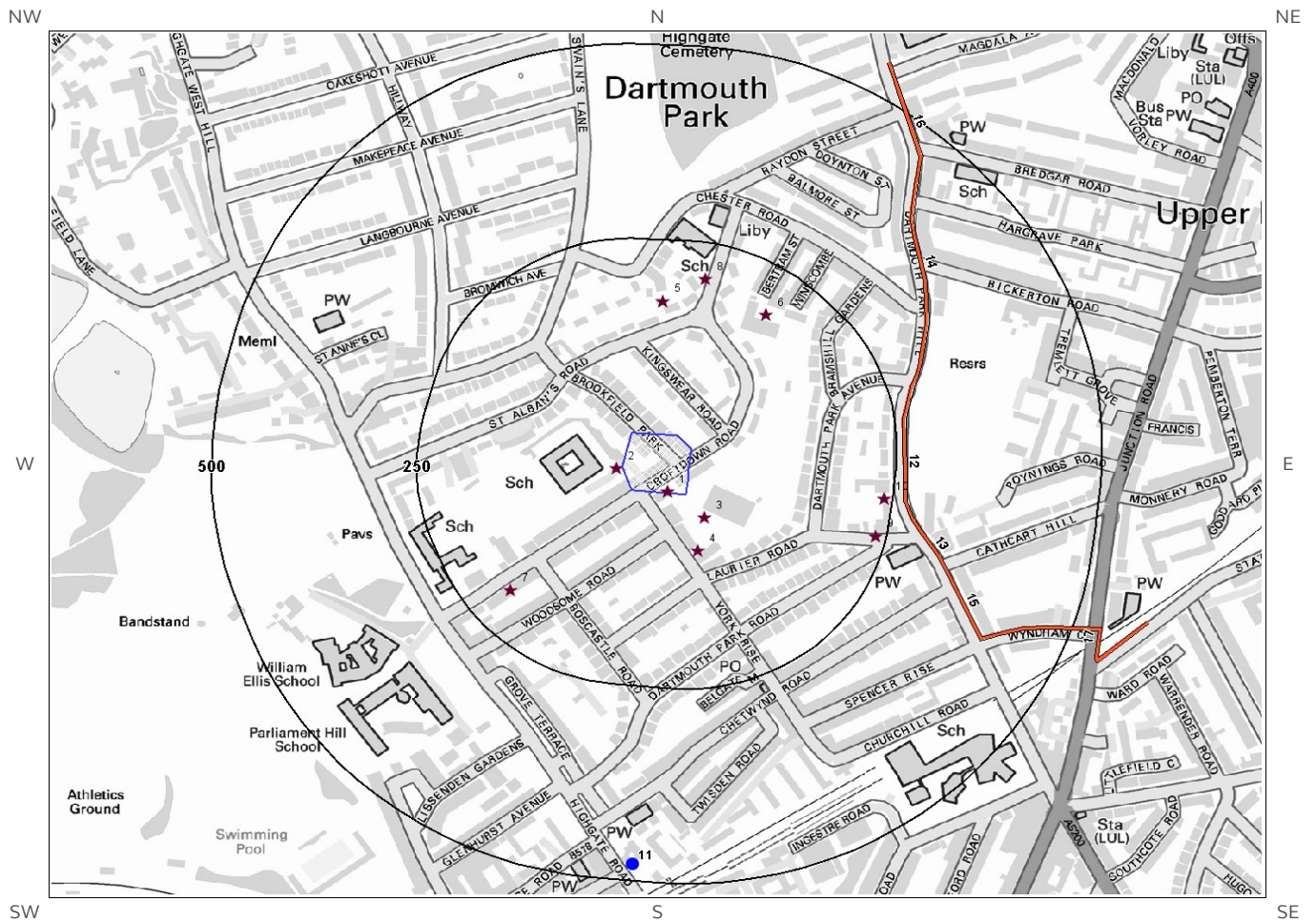
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

3

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1124	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: LondonWaste Ltd Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	1124	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWL001 EPR reference: EA/EPR/GB3230DW/T001 Operator: Londonwaste Limited Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: 11/05/2012 Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>
Not shown	1124	S	528740 185138	<p>Site Address: Camden London Borough Council, Recycling Centre, Regis Road, Kentish Town, London, NW5 3EP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAM001 EPR reference: EA/EPR/DP3091NK/V003 Operator: Camden London Borough Council Waste Management licence No: 80349 Annual Tonnage: 7793.0</p> <p>Issue Date: 10/12/1996 Effective Date: - Modified: 25/01/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Regis Road Recycling Centre Correspondence Address: -, -</p>

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

10

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Suzanne Schneider	528673 186265	12 Regency Lawn, Croftdown Road, London, NW5 1HE	Clothing, Components and Accessories	Consumer Products
2	7	W	Electricity Sub Station	528612 186295	NW5	Electrical Features	Infrastructure and Facilities
3	36	SE	Tank	528719 186232	NW5	Tanks (Generic)	Industrial Features
4	73	S	Electricity Sub Station	528711 186189	NW5	Electrical Features	Infrastructure and Facilities
5	172	N	Electricity Sub Station	528668 186510	NW5	Electrical Features	Infrastructure and Facilities
6	189	NE	Territorial Army Centre	528794 186492	N19	Armed Services	Central and Local Government
7	196	SW	The Tuning Department	528483 186138	12, Croftdown Road, London, NW5 1EH	Sports and Leisure Equipment Repair	Repair and Servicing
8	204	N	Electricity Sub Station	528720 186538	NW5	Electrical Features	Infrastructure and Facilities
9	236	E	Electricity Sub Station	528927 186208	NW5	Electrical Features	Infrastructure and Facilities
10	239	E	Giles de la Mare Publishers Ltd	528937 186256	53, Dartmouth Park Hill, London, NW5 1JD	Published Goods	Industrial Products

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
11	479	S	528631 185786	Pace	Parliament Hill Service Station, 138-140, Highgate Road, Highgate Road, Kentish Town, London, Greater London, NW5 1PB	No	Open

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

6

The following Underground Electricity Transmission Cable records are represented as linear features on the Current Land Use map:

ID	Distance (m)	Direction	Details	
12	258	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
13	264	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
14	299	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
15	321	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
16	409	NE	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -
17	470	E	Cable Set: - Cable Route: - Cable Make: -	Cable Type: DECOMMISSIONED Operating Voltage (kV): 275 Year of installation: - Cable in tunnel: -

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

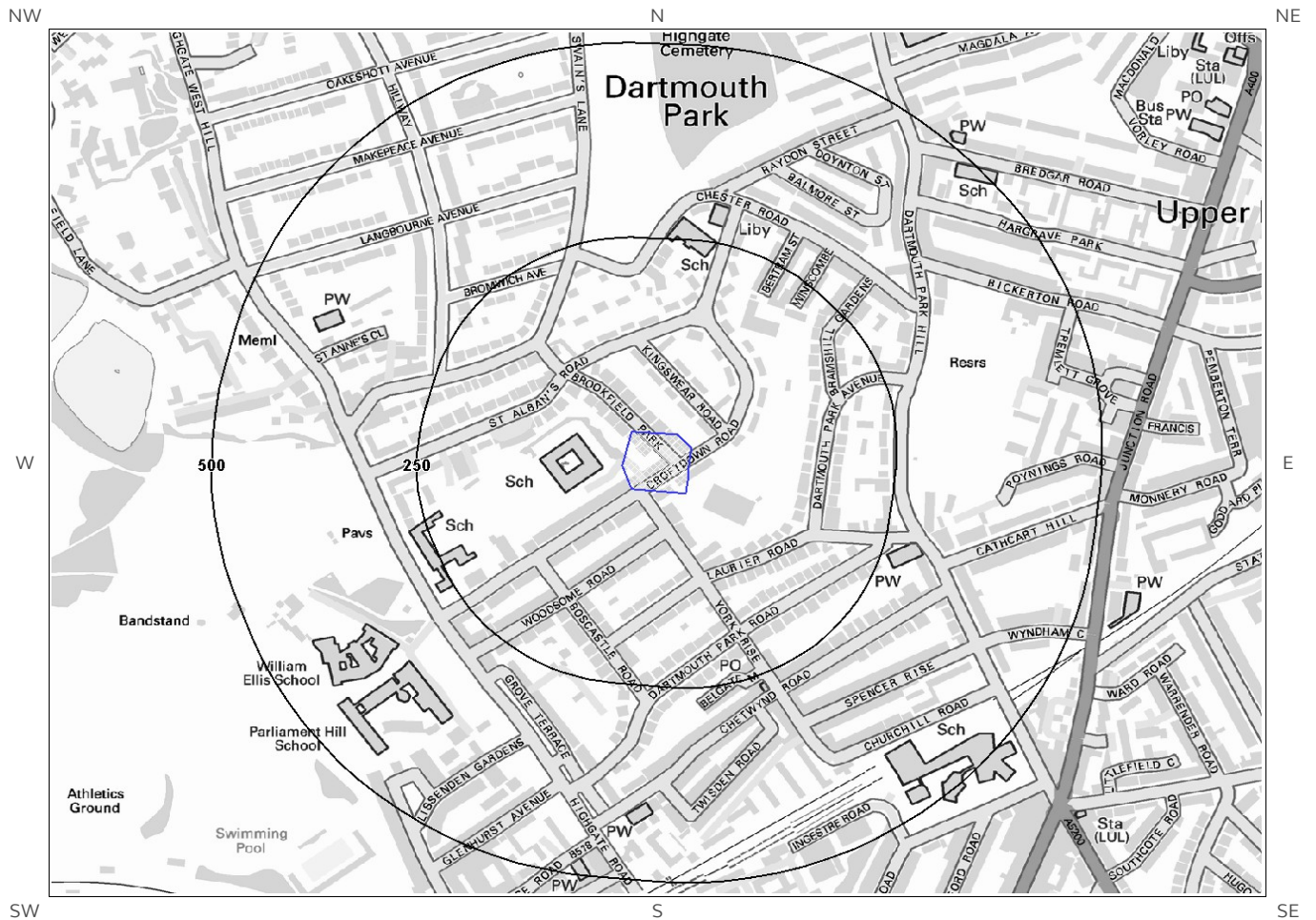
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
LC-CLSISA	LONDON CLAY FORMATION	CLAY, SILT AND SAND

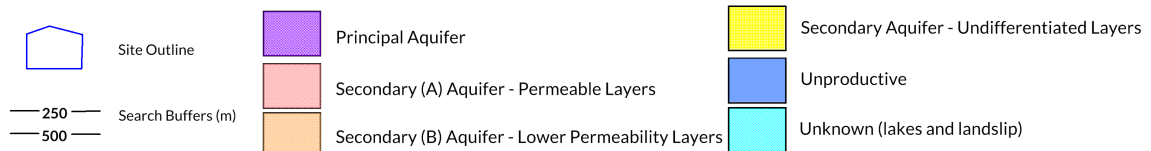
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

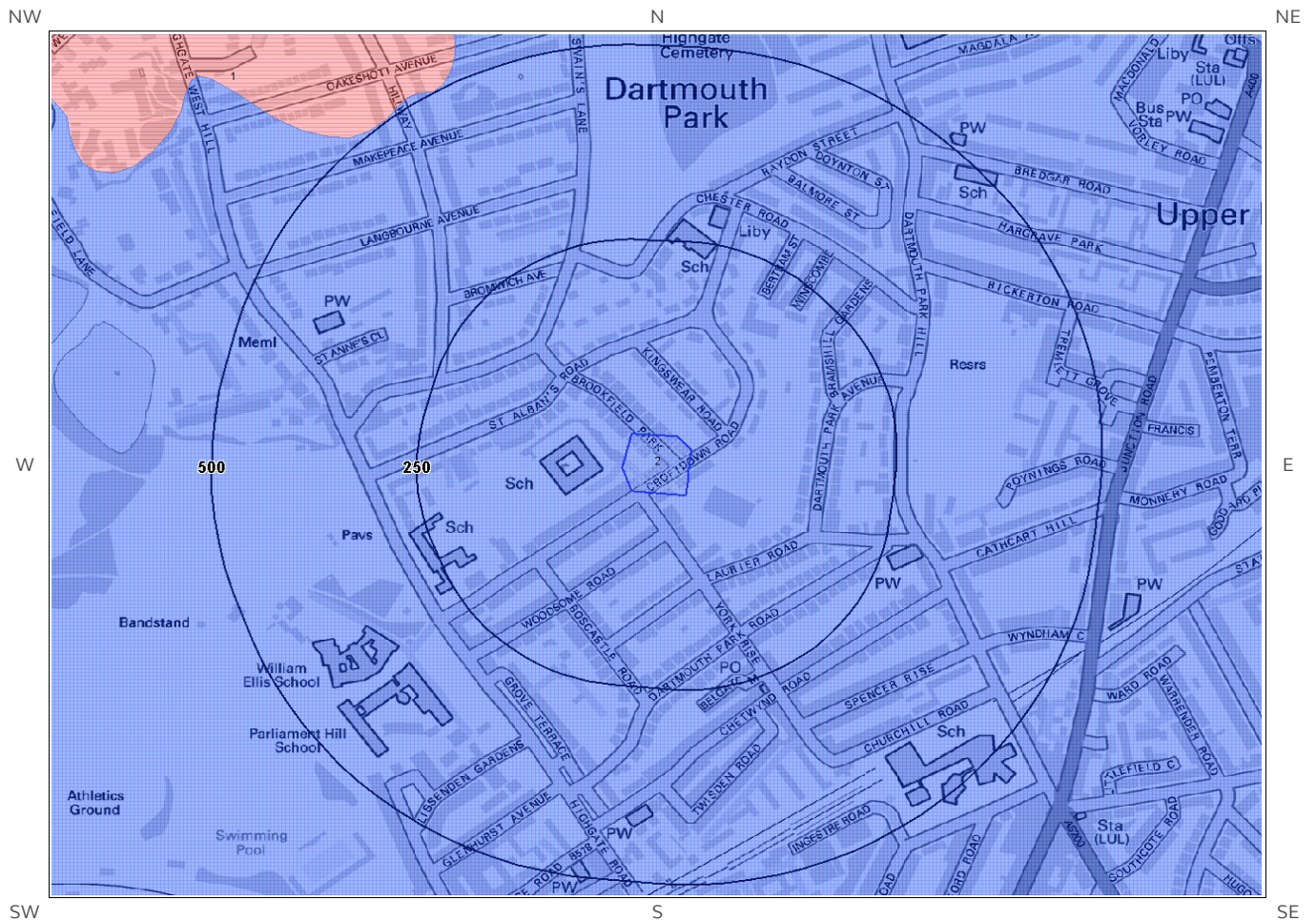
6a. Aquifer Within Superficial Geology



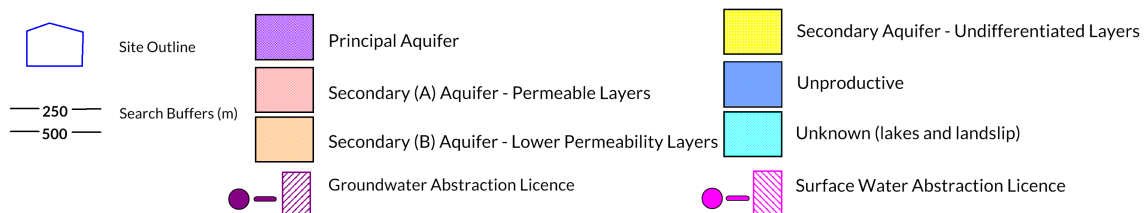
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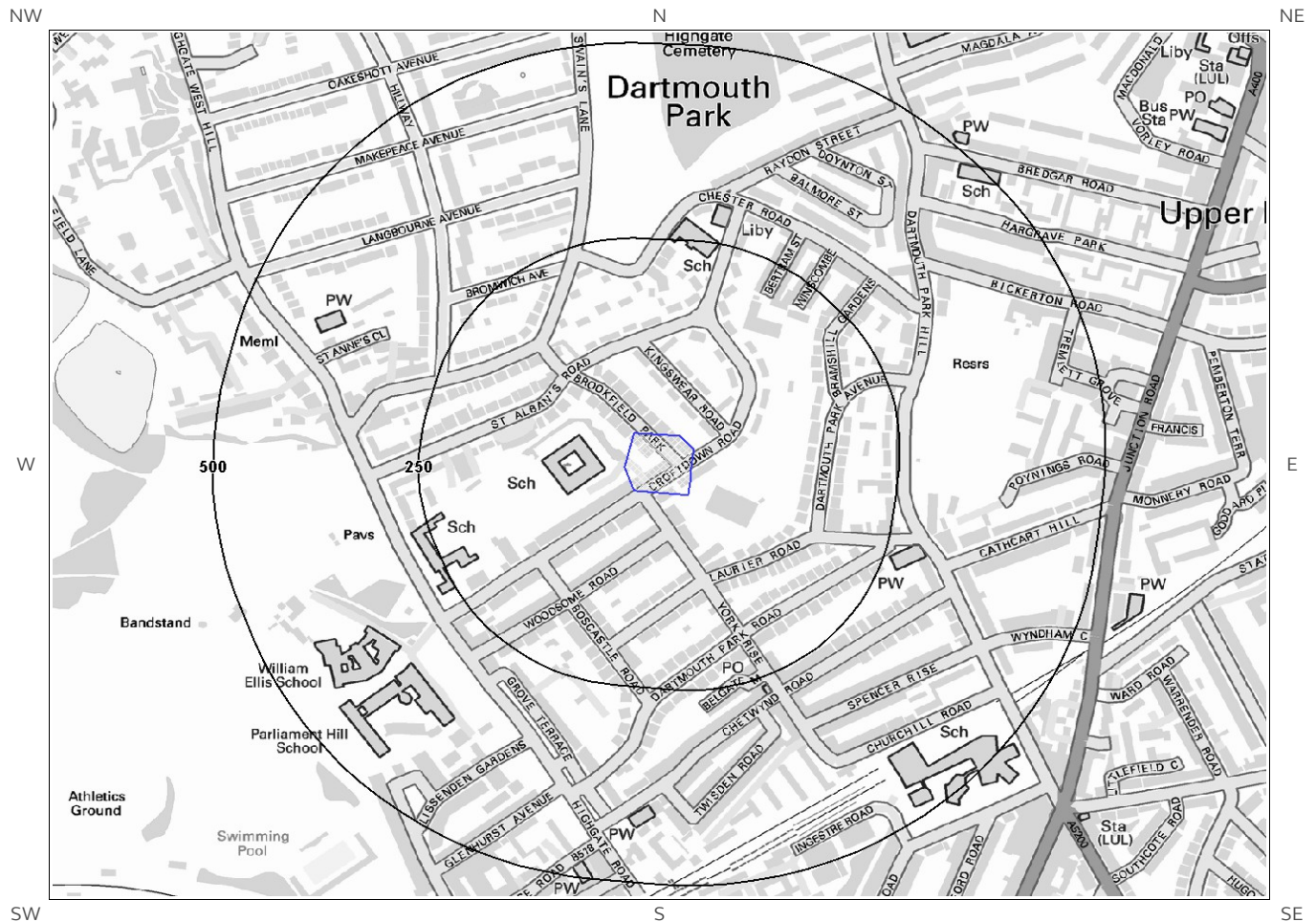
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



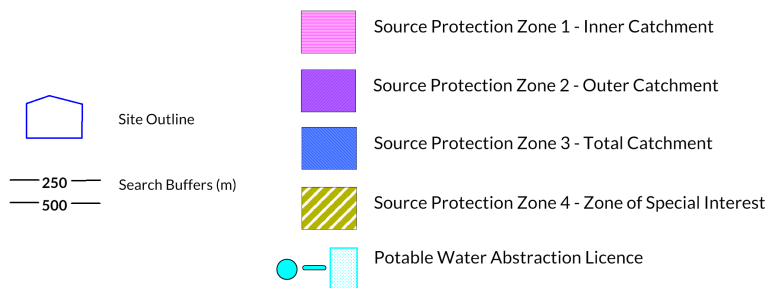
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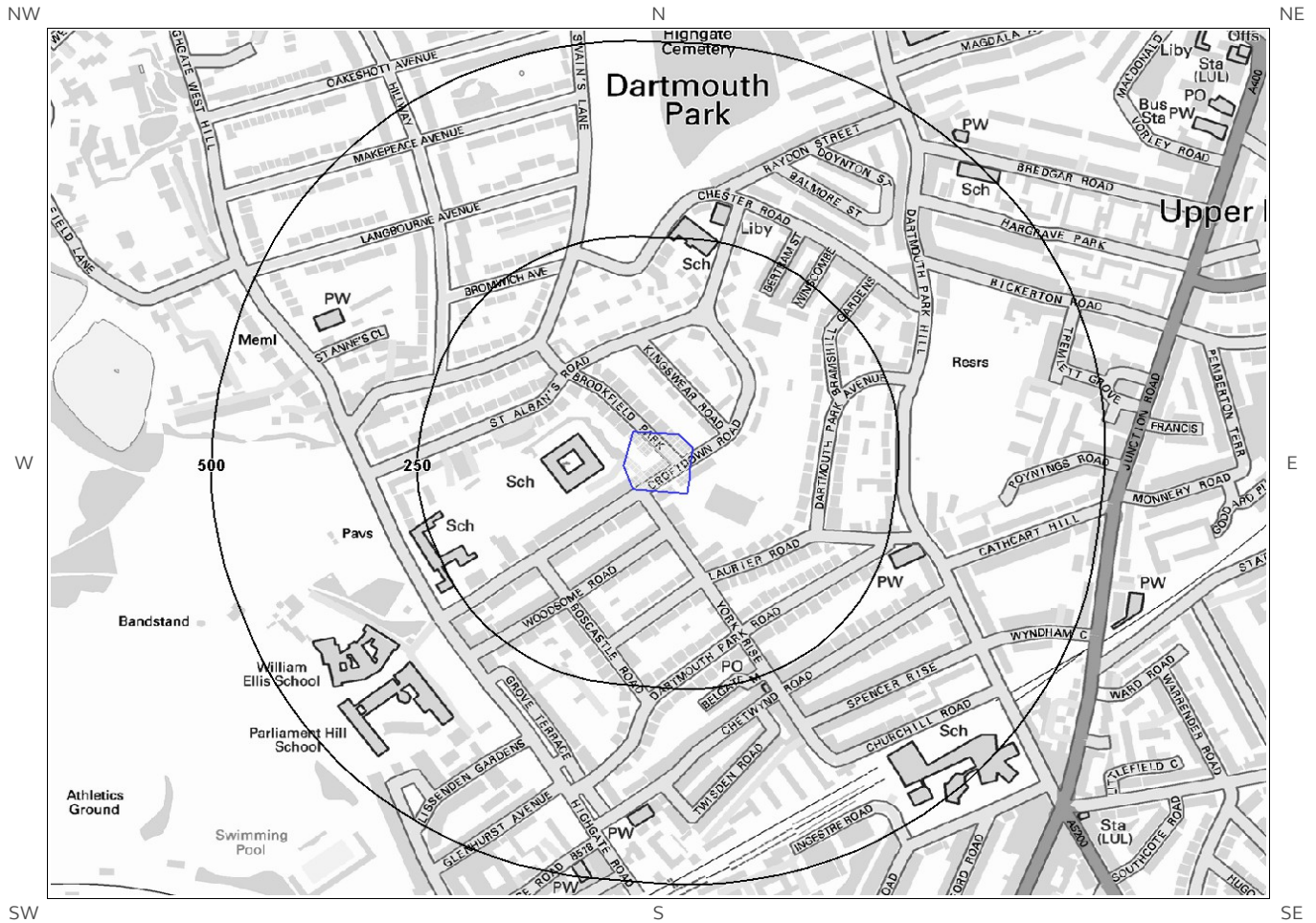
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



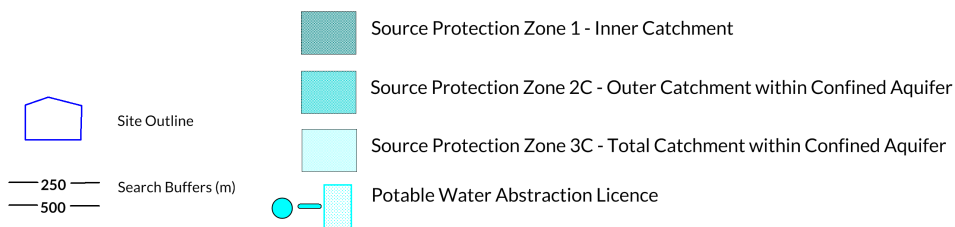
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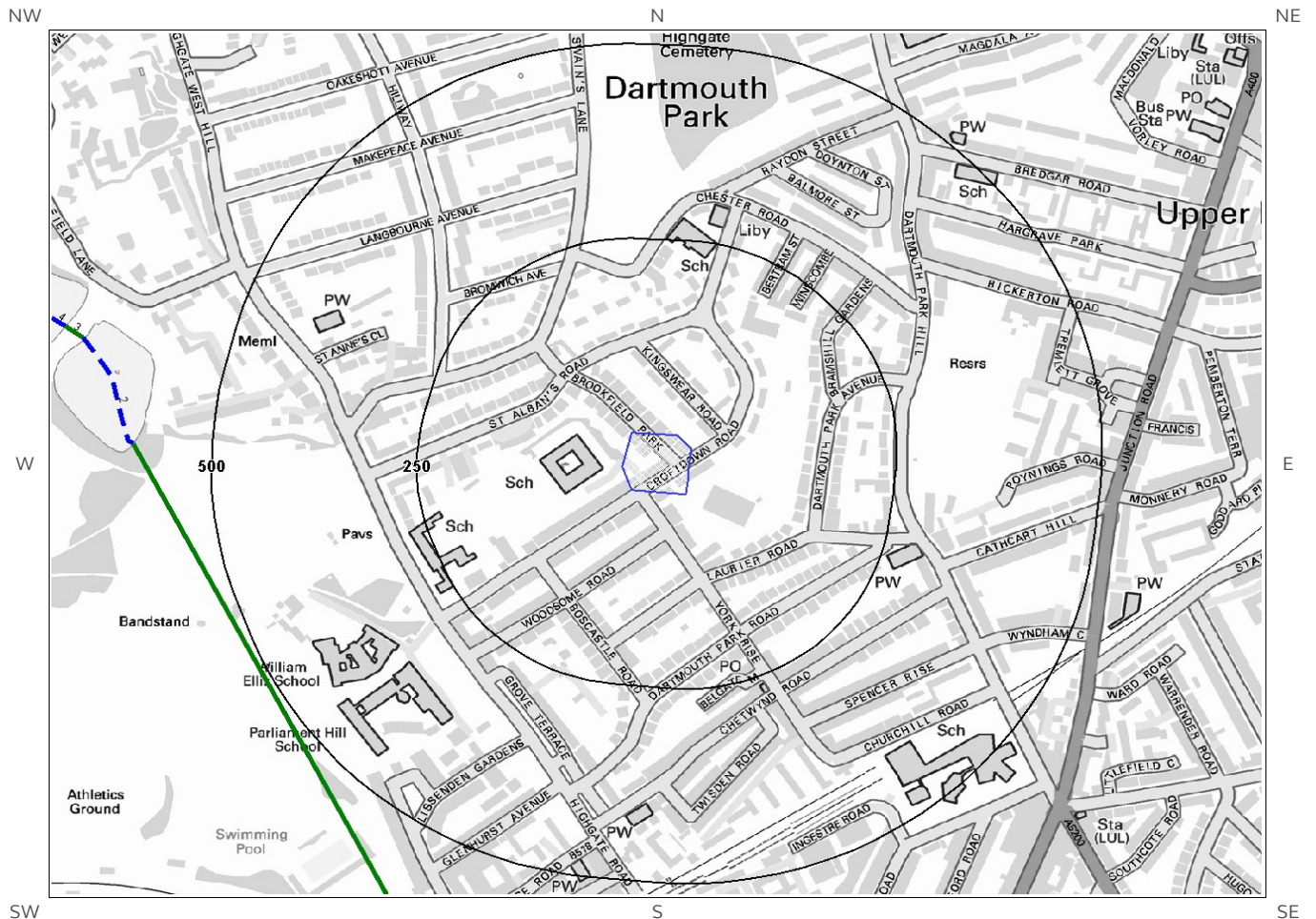
6d. Hydrogeology – Source Protection Zones within confined aquifer



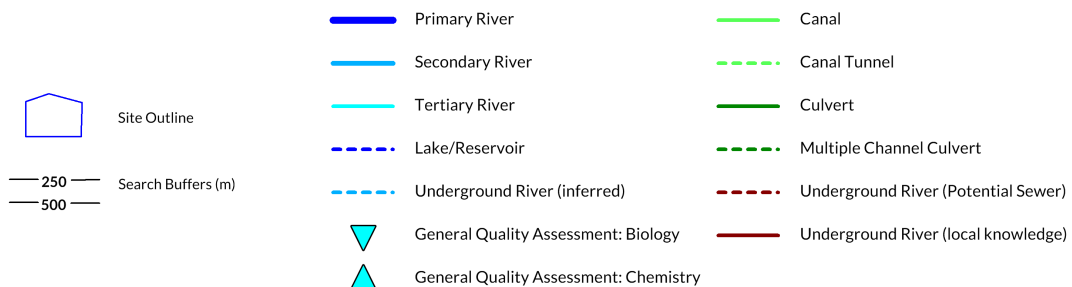
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1564	S	528800 184700	<div> <div> Status: Historical Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD </div> <div> Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date: </div> </div>

ID	Distance (m)	Direction	NGR	Details
Not shown	1564	S	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:</p>
Not shown	1564	S	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Laundry Use Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 5/4/2012 Version End Date:</p>
Not shown	1564	S	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</p> <p>Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:</p>
Not shown	1564	S	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Process Water Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</p> <p>Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/5/2012 Version End Date:</p>

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1564	S	528800 184700	<p>Status: Active Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LIMITED</p> <p>Annual Volume (m³): 17997 Max Daily Volume (m³): 604.6 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>
Not shown	1564	S	528800 184700	<p>Status: Historical Licence No: 28/39/39/0091 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Thames Groundwater Point: Two Bores At Kentish Town Sports Centre, Prince Of Wales St Data Type: Point Name: GREENWICH LEISURE LTD</p> <p>Annual Volume (m³): 94506 Max Daily Volume (m³): 1813.8 Original Application No: NPS/WR/010565 Original Start Date: 13/6/1966 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:</p>

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
499	NW	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? No

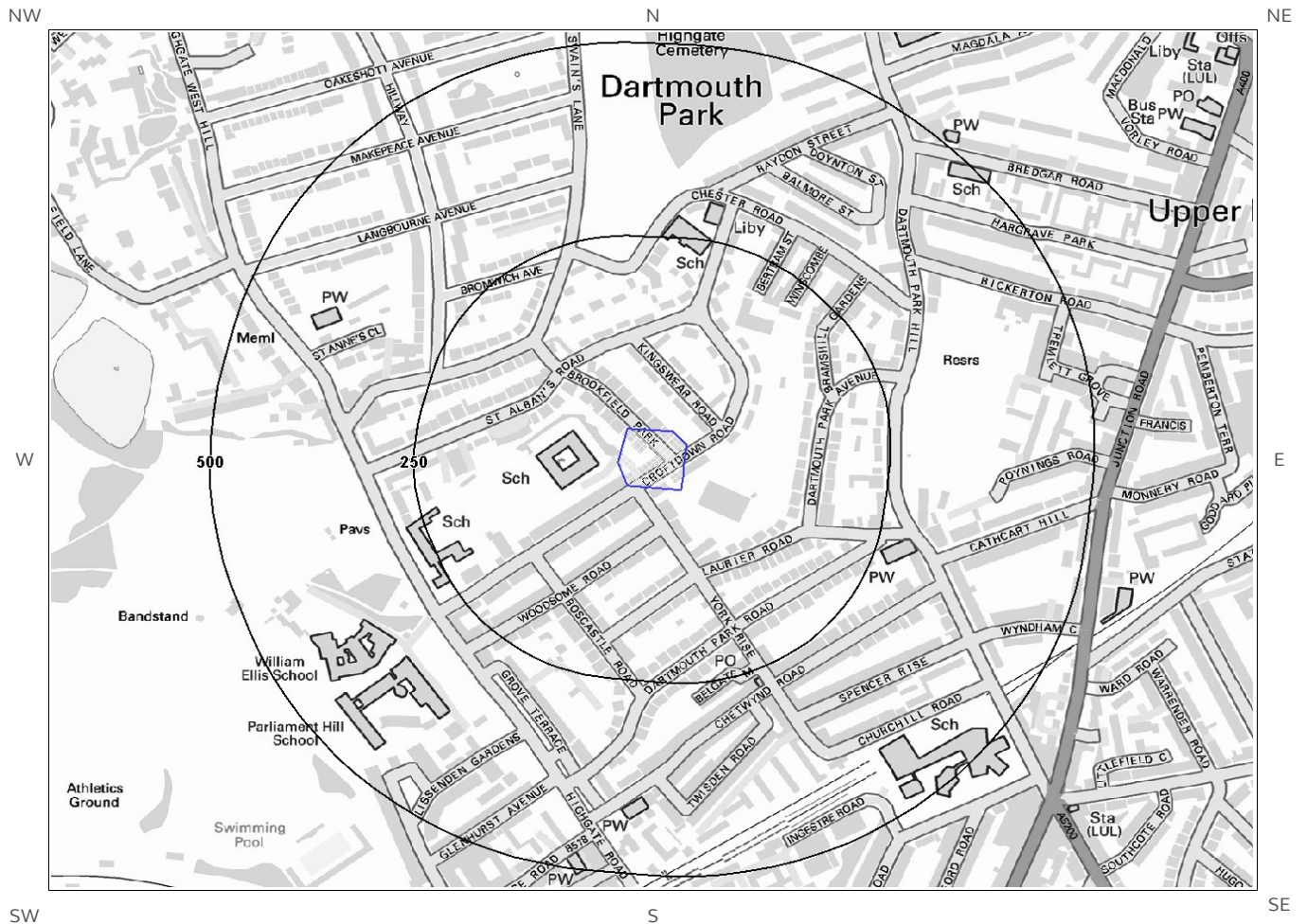
Database searched and no data found.

6.11 Surface Water Features

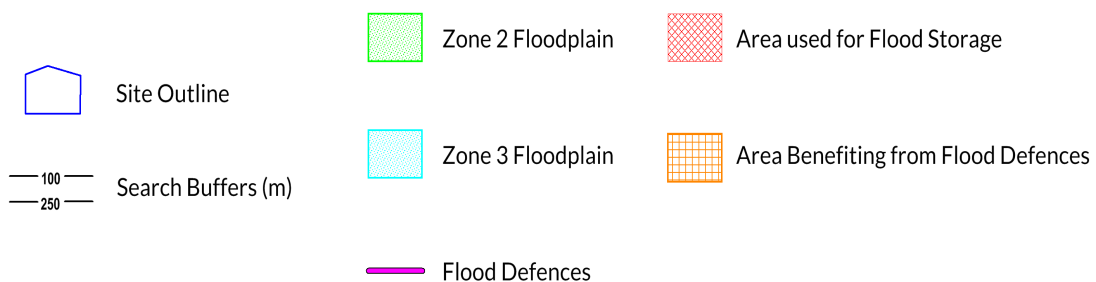
Are there any surface water features within 250m of the study site? No

Database searched and no data found.

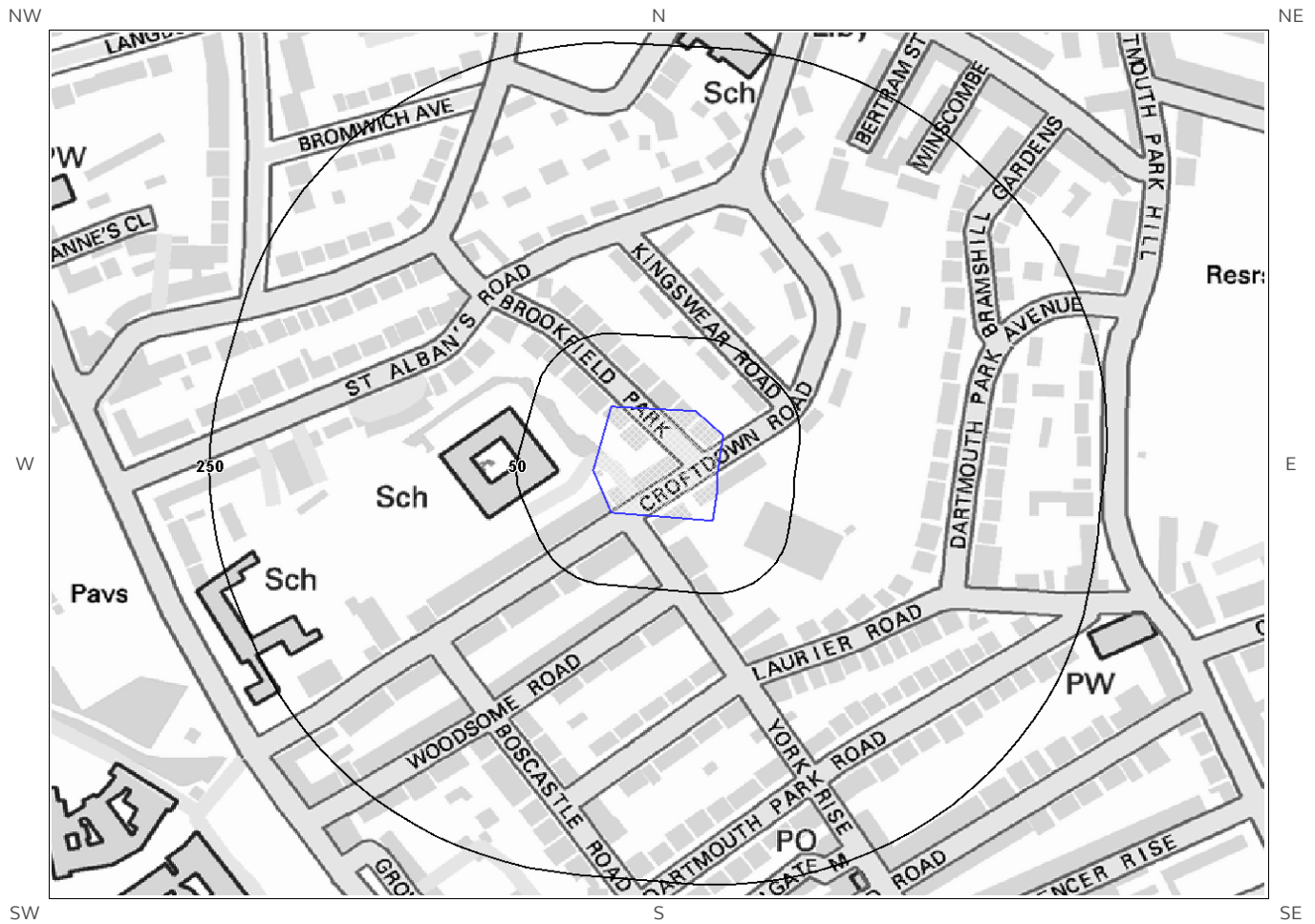
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



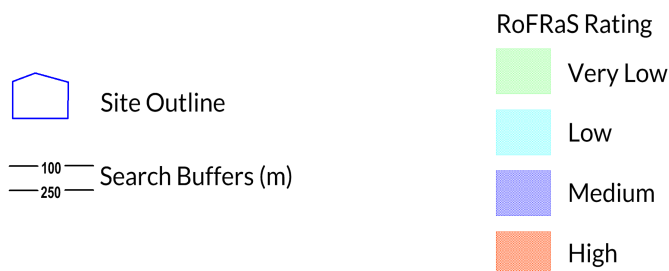
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? No

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

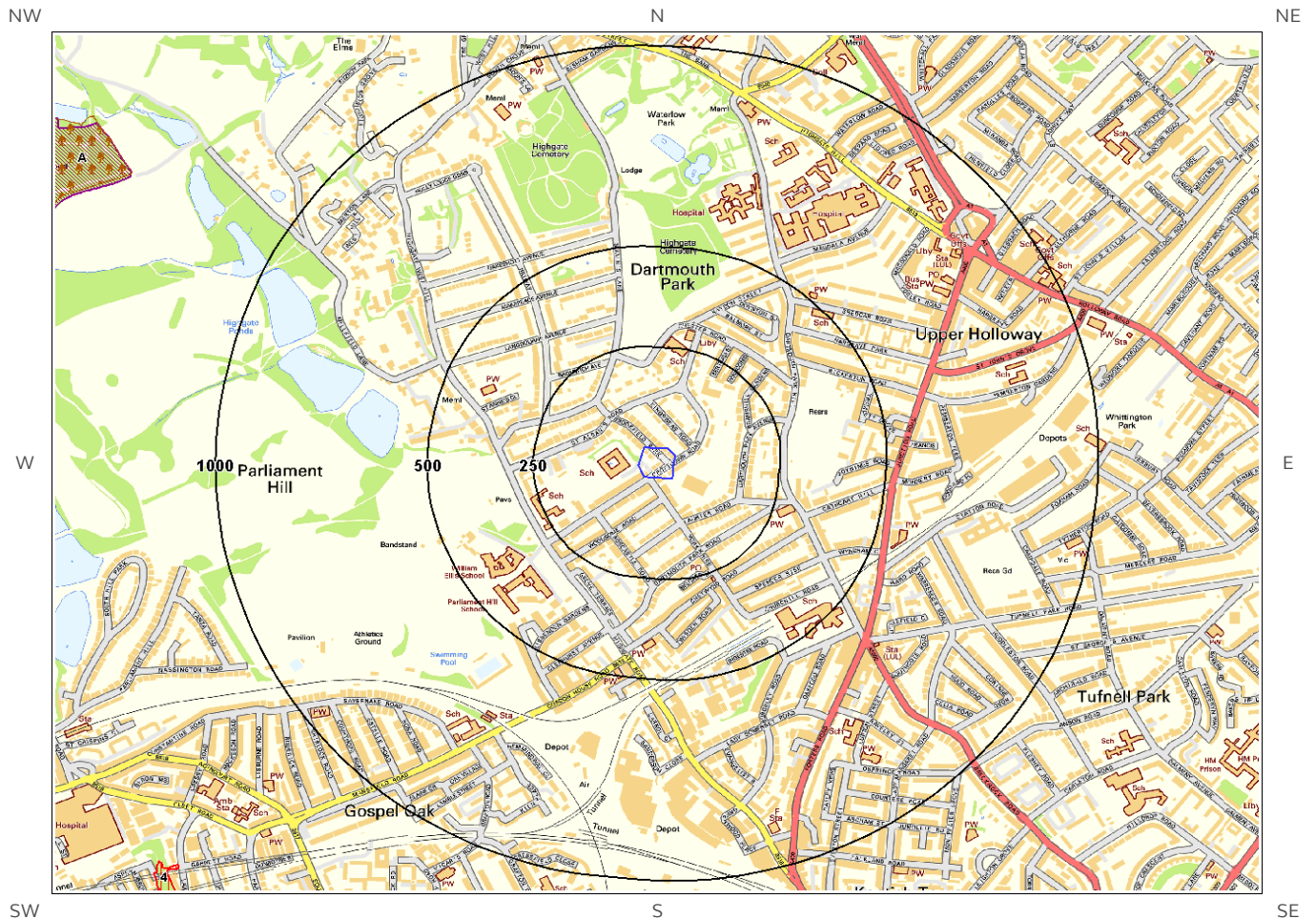
What is the British Geological Survey confidence rating in this result?

Not Applicable

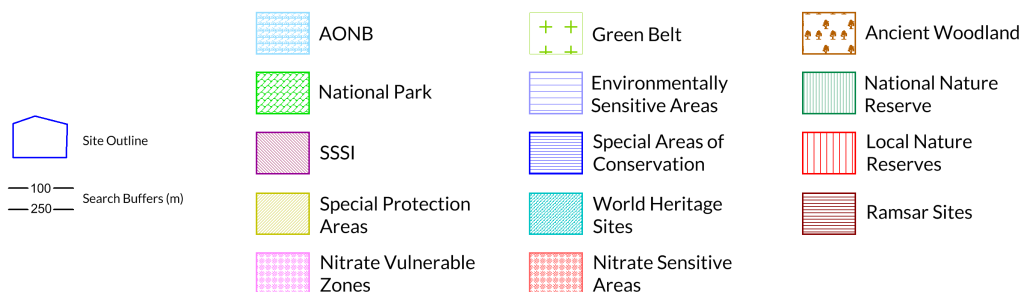
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

3

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1A	1387	NW	Hampstead Heath Woods	Natural England
Not shown	1807	NW	Hampstead Heath Woods	Natural England
Not shown	1901	NW	Hampstead Heath Woods	Natural England

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

3

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
7A	1389	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1912	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1954	N	UNKNOWN	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
4	1465	SW	Belsize Wood	Natural England
Not shown	1539	N	Parkland Walk	Natural England
Not shown	1954	N	Queen's Wood	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: London Borough of Camden
Phone: 020 7974 4444
Web: <http://www.camden.gov.uk/>
Address: Camden Town Hall, Judd Street, London, WC1H 9JE

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Public Health England



The Coal Authority



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013